



City of Milwaukee

Meeting Minutes

MILWAUKEE HOUSING TRUST FUND TASK FORCE

ALD. MICHAEL MURPHY, CHAIR

Ald. Michael McGee, Jr., Vice-Chair

Tom Capp, Sup. Marina Dimitrijevic, Heather Dummer Combs, Rocky Marcoux, Lucia Murtaugh, Tony Perez, Brian Peters, Leo Ries, Bethany Sanchez, Mike Soika, Robert Shelledy

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Wednesday, May 10, 2006

9:00 AM

Room 301-A, City Hall

Meeting convened: 9:09 A.M.

1. Roll call

Members present: Ald. Michael McGee, Tom Capp, Sup. Marina Dimitrijevic, Heather Dummer Combs, Una Van Duvall (designee for Rocky Marcoux), Lucia Murtaugh, Brian Peters, Leo Ries, Bethany Sanchez, Mike Soika and Robert Shelledy and Ald. Michael Murphy

Members excused: Tony Perez

Also present: Marianne Walsh, Emma Stamps and Jeff Osterman - Legislative Reference Bureau, Stephen Adams - Community Development Management Partnerships and Marne Stuck - Greater Milwaukee Association of Realtors

2. Review and approval of the minutes of the March 27th and May 4th meetings

Mr. Ries moved, seconded by Ms. Sanchez, for approval of the minutes of March 27th and May 4th. There were no objections.

3. Report and Recommendations from the Financing Models Subcommittee

Mr. Ries spoke on the recommendations of the Subcommittee (Exhibit 1). The Subcommittee felt that the most politically feasible source of revenue would be the use of retired tax incremental financing (TIF) money. Mr. Ries pointed out that changing state law would allow the trust fund to capture all the increment revenue generated by the retired TIF, rather than just the city share, as solely could be done with using money set aside from the city's general revenue.

Ald. Murphy asked that a spread sheet be done by the Legislative Reference Bureau noting how much revenue would be generated for each recommendation, with the corresponding changes that would need to be accomplished by the City Attorney's Office and the Comptroller's Office, in addition to the corresponding state legislation citation.

Ms. Sanchez asked if pursuing the real estate transfer fee might not antagonize potential allies to the trust fund. Sup. Dimitrijevic discussed the background of the issue and said that if the additional 5% is returned to county on a state-wide basis, the county might

pursue establishing a trust fund. Sup. Dimitrijevic said that the county feels that any changes should be done on the state level, not solely the local level. Mr. Soika also mentioned another possibility is to require that to access those funds, those funds must be matched with local funds.

4. Report and Recommendations from the Operational Criteria Subcommittee

Ms. Sanchez reviewed the recommendations to date of the Subcommittee (Exhibit 2). Ald. Murphy recommended that the Subcommittee look at the Philadelphia ordinance and discuss that as part of its recommendations. Sup. Dimitrijevic asked if the administrative costs would be picked up by the department with Ms. Sanchez noting that they would. Ms. Van Duvall encouraged the Task Force to have the affected city departments review the recommendations for their input.

Sup. Dimitrijevic noted that she sees a lack of affordable rental units. Ms. Sanchez stated that all of the trust fund dollars will be supplemented with other dollars, to the extent possible, and be leveraging other dollars.

The Subcommittee has not yet discussed income limits and members are divided on this issue. Mr. Ries encouraged some amount set aside for up to 120% of county median income, as there is a gap with federal funds that stop at serving those at the 80% level and above. Ald. Murphy said that he has seen this with the working poor who are struggling to pay their increased assessments and for whom no funds are available. Ald. Murphy would concur with Mr. Ries that 10% might be set aside. Mr. Soika noted that 120% of the county median income for a family of 4 is \$80,640. Mr. Capp noted that this will be discussed on May 19th, if anyone else wishes to attend.

The Legislative Reference Bureau will research other housing programs that are currently serving the Milwaukee area. Mr. Capp mentioned section 8 housing and how the fund could complement that program.

Mr. Ries also sees that one of the goals of the trust fund is to maintain the housing stock and he sees serving those at 80%-120% as supporting that goal, although money still needs to be reserved to serve the poor. Ald. McGee noted that if a homeowner already has a 5-year forgivable loan with another agency that homeowner may not be eligible for trust fund money. Ald. McGee asked if the task force would create an application form, but Ald. Murphy felt that this would be the job of the Community Block Grant Administration and the advisory board. Mr. Ries noted that if homeowners got any grants, a lien is generated on the property, so this can be checked relatively easily. Mr. Shelledy asked if members from the state and the county could be included as part of the advisory board. Ald. McGee thought that one or 2 citizens could be added as well, with Mr. Shelledy supporting having those citizens be from an eligible population. Ald. Murphy was concerned about the size of the board. Ms. Van Duvall noted that the listing was a pool to be drawn from, so the board size could remain at 13, with a larger pool being created.

5. Discussion and crafting of the final recommendations of the Task Force

The Legislative Reference Bureau can produce a draft document within the next 2 weeks and that can be forwarded to affected departments for review.

Ald. Murphy noted that the Mayor's budget deadline is September 23rd. Ms. Walsh introduced 3 Common Council files yesterday to move forward the action of the task force.

6. Set next meeting agenda and date

June 5th at 9 a.m. in Room 301-B

Meeting adjourned: 10:04 A.M.

Linda M. Elmer

Staff Assistant